

# Statement of Information

## Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address Including suburb and postcode 32 Old Calder Highway, Diggers Rest Vic 3427

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting)

Single price \$2,750,000

### Median sale price

Median price \$660,000

Property Type House

Suburb Diggers Rest

Period - From 22/11/2023

to 21/11/2024

Source REIV

### Comparable property sales (\*Delete A or B below as applicable)

~~A\* These are the three properties sold within two kilometres of the property for sale in the last six months that the estate agent or agent's representative considers to be most comparable to the property for sale.~~

Address of comparable property	Price	Date of sale
1		
2		
3		

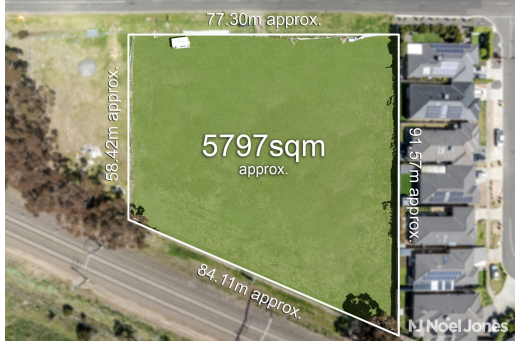
OR

~~B\* The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.~~

This Statement of Information was prepared on:

22/11/2024 14:33

32 Old Calder Highway, Diggers Rest Vic 3427



**Property Type:** Land  
**Land Size:** 5797 sqm approx  
**Agent Comments**

**Indicative Selling Price**  
\$2,750,000  
**Median House Price**  
22/11/2023 - 21/11/2024: \$660,000

## Comparable Properties

The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last six months.

**Account - Noel Jones** | P: 03 98487888 | F: 03 98487472



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